



CITY OF BOSTON

THE ENVIRONMENT DEPARTMENT

Boston City Hall, Room 709 • Boston, MA 02201 • 617/635-3850 • FAX: 617/635-3435

NOTICE OF PUBLIC HEARING

The **SOUTH END LANDMARK DISTRICT COMMISSION** will hold a public hearing:

DATE: Tuesday, April 3, 2018
TIME: 5:30 P.M.
PLACE: BOSTON CITY HALL, PIEMONTE ROOM, 5TH FLOOR

Subject of the hearing will be applications for Certificates of Design Approval on the agenda below, reviews of architectural violations, and such businesses as may come before the commission, in accordance with Chapter 772 of the Acts of 1975, as amended. Applications are available for review during business hours at the office of the Environment Department. Applicants or their representatives are required to attend, unless indicated otherwise below. Sign language interpreters are available upon request.

After 5:30 p.m., enter and exit City Hall at the Dock Square entrance on Congress Street (across from Faneuil Hall).

I. VIOLATIONS **5:30 PM**

- 18.750 SE 595 Harrison Ave
Applicant: Peter Scolaro, ABCD, Inc.
Proposed Work: Continuation of violation heard on 2/6/2018 regarding the ratification of an unapproved access ramp.
- 18.975 SE 171 Warren Avenue
Applicant: Todd Langer, Kelly's Property Services
Proposed Work: Ratification of unapproved window installation.

II. DESIGN REVIEW HEARING

- 18.729 SE 685 Tremont Street, South End Library Park
Applicant: Christopher Cook, Boston Parks & Recreation
Proposed Work: Continuation of application heard on 1/2/2018 regarding the replacement of the park hardscapes.
- 18.935 SE 66 West Rutland Sq.
Applicant: Jason Arndt, Zephyr Architects
Proposed Work: Expand shed dormer at rear; add roof deck and access hatch (*See also Administrative Review/Approval work below*).

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- 18.990 SE 231 Northampton St
 Applicant: Thomas J. Geraghty, Geraghty Generational Real Estate LLC.
 Proposed Work: Install new fence at front garden. *(See also Administrative Review/Approval work below.*
- 18.1003 SE 446 Shawmut Ave
 Applicant: Brian O’Neill, Viola Roofing
 Proposed Work: At rear façade, construct new roof deck in place of existing deck.
- 18.1008 SE Rutland Square
 Applicant: John Monacelli, Boston Transportation Dept.
 Proposed Work: Install and/or relocate bicycle racks at the following locations:
- Rutland Sq. and Columbus Ave.
 - West Rutland Sq. and Titus Sparrow Park Ct.
 - West Rutland Sq. and Titus Sparrow Park Gardens.
- 18.1033 SE 198-202 Warren Avenue
 Applicant: Derek Rubinoff
 Proposed Work: Restore existing non-historic first floor façade to resemble the original configuration.
- 18.1029 SE 33 Travelers St:
 Applicant: Peter Cooke, T-Mobile NE LLC
 Proposed Work: Modify and relocate two existing rooftop and façade-mounted antenna arrays. Install one additional roof-mounted antenna array.
- 18.883 SE 40 Berkeley Street
 Applicant: David Snell, PCA
 Proposed Work: Restore entry and canopy to original condition, add signage and flag to canopy. Construct signage on building roof.

III. ADMINISTRATIVE REVIEW/APPROVAL: In order to expedite the review process, the commission has delegated the approval of certain work items, such as those involving ordinary maintenance and repair, restoration or replacement, or which otherwise have a minimal impact on a building’s appearance, to commission staff pending ratification at its monthly public hearing. **Having been identified as meeting these eligibility criteria and all applicable guidelines, the following applications will be approved at this hearing:**

► Applicants whose projects are listed under this heading **NEED NOT APPEAR** at the hearing. Following the hearing, you will be issued a Determination Sheet to present at the Inspectional Services Department (1010 Massachusetts Avenue) as proof of project approval when applying for permits. ISD personnel will send an electronic copy of your building-permit application to the commission staff for review. (To avoid potential confusion, the text of your building-permit application should be consistent with the project description given below.) Commission staff will accordingly authorize the execution of the work, attaching any applicable provisos, reflecting the relevant guidelines and precedents.

► **PLEASE NOTE THAT FOLLOWING ISSUANCE OF THE DETERMINATION SHEET NO FURTHER CORRESPONDENCE WILL BE ISSUED FOR THE APPLICATIONS LISTED BELOW.** The electronic building-permit application as annotated by commission staff will constitute your Certificate of Appropriateness; this will be valid for one year from the date of the hearing. The applicant is required to notify the commission of any project changes; failure to do so may affect the status of the approval.

If you have any questions not addressed by the above information, please contact staff at 617.635.3850 or southendldc@boston.gov. Thank you.

- 18.1015 SE 79 Appleton St: Repair front steps in kind and paint to match historic color.
- 18.826 SE 91 Appleton St. Unit A: Remove and repair bricks on stoop sidewall in kind.
- 18.1013 SE 22 Claremont Pk.: At front façade repoint brick and repair sills, lintels, and steps including sidewalls in kind.
- 18.932 SE 521 Columbus Ave: At front façade repair damaged area of brownstone in kind.
- 18.996 SE 546 Columbus Ave: At front façade, replace 10 non-historic windows with JB Proper Bostonian true divided lite 2/2. Paint windows green to match existing.
- 18.1025 SE 36 Dwight St: At front façade, repoint brick in kind. Replace existing vinyl windows with 2/2 wood windows. Restore existing historic door.
- 18.1025 SE 81 East Brookline St.: Dismantle and rebuild existing front stoop in kind
- 18.1002 SE 19 Father Francis Gilday St. Unit 7M: At front façade replace 8 aluminum clad windows on seventh floor with 8 wood, double hung windows.
- 18.980 SE 47 Milford St: At front facade replace third and fourth floor non-historic windows (6) with double hung replacement windows.
- 18.980 SE 231 Northampton St: At front façade repairs to sills and masonry corbelling above oriel in kind. Replace non-historic windows with 2/2 wood windows (*See also Design Review Hearing work above*).
- 18.1024 SE 128 Pembroke St: Remove and replace existing roof deck frame and deck boards. Extend roof deck by 7 feet.
- 18.1024 SE 8 Rutland Sq.: At front façade repoint brick, replace windows and brick mold in kind.
- 18.943 SE 585 Tremont St: At front façade repoint mortar joints in kind.
- 18.1027 SE 167 West Brookline St: Construct new roof deck.
- 18.1023 SE 209 West Canton St Unit 3: At front façade, replace 3 non-historic windows with wood double hung 2/2.
- 18.1022 SE 221 West Canton St Unit 1: Replace non-historic door under front stoop with new wood door consistent with original opening.
- 18.935 SE 66 West Rutland Sq.: At front façade, repoint brick, replace non-historic windows with wood 2/2, restore existing historic front door, Repair and repaint existing fence in kind, reopen original light well, restore existing cornice in kind. (*See also Design Review Hearing work above*)
- 18.934 SE 199 West Springfield St.: At front façade repoint brick; repair stone sills and lintels in kind.

IV. RATIFICATION OF 3/6/2018 PUBLIC HEARING MINUTES

V. STAFF UPDATES

VI. PROJECTED ADJOURNMENT: 8:30 PM

DATE POSTED: March 23, 2018

SOUTH END LANDMARK DISTRICT COMMISSION
John Amodeo, John Freeman, Catherine Hunt, Diana Parcon
Alternate: Peter Sanborn

Cc: Mayor/ City Council/ City Clerk/ Boston Planning and Development Authority/ Law Department/
Parks and Recreation/ Inspectional Services Department/ Boston Art Commission/ Neighborhood
Services/ Owner(s)/ Applicants/ Abutters/ Civic Design Commission/ Commissioners/ Office of
Persons with Disabilities/ Architectural Access Board/